

Quarterly Neighborhood Conditions Report

Central District

Downtown | Frog Hollow | Sheldon/Charter Oak | South Green

March 13th, 2013



CITY OF HARTFORD
Pedro E. Segarra, Mayor

Table of Contents

Anti-Blight Ordinance Violation Conditions	Page 3
Definitions	Page 4
Summary of LSNI Anti-Blight Activity	Page 5
Anti-Blight Report by Central District Neighborhoods	
• Summary (Downtown, Frog Hollow , Sheldon/Charter Oak, South Green)	Page 6
• Properties Receiving Preliminary Notice Letters	Page 7
• Properties Receiving Notice of Violations Letters	Page 8
• Properties Receiving Notice of Citations Letters	Page 9
• Final Lien Inspection Properties	Page 10
• Abated Properties	Page 11
Targeted Blighted Properties	Page 13

Anti-Blight Ordinance Violation Conditions

Chapter 9, Article V of the City of Hartford's Municipal Code

Blighted premises means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9) The property is a fire hazard;
- (10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;
- (12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

Definitions

Summary of Properties – all properties being addressed by LSNi are outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Properties Being Monitored** – properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.
- **Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.
- **Abated Properties** – All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

The following acronyms for some of the agencies and terms used in this report:

ATFS- American Tax Funding Servicing

NINA- Northside Institutions Neighborhood Alliance

SINA- Southside Institutions Neighborhood Alliance

RFP- Request for Proposal

Summary of LSNI Anti-Blight Activity by District

For the Period of December 7, 2012 – March 13, 2013

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	16	12	13	18	59
Properties Receiving Notice of Violations	4	5	1	12	22
Properties Receiving Cited for Violations	8	28	11	16	63
Monitoring Properties	0	0	7	9	16
Final Lien Inspection Properties	12	20	8	8	48
Abated Properties	3	1	0	0	4

Summary of Central District Activity by Neighborhood

For the Period of December 7, 2012 – March 13, 2013

	Down town	Frog Hollow	Sheldon/ Charter Oak	South Green	Central Total
Properties Receiving Preliminary Notice Letters	0	15	0	1	16
Properties Receiving Notice of Violations	2	2	0	0	4
Properties Receiving Cited for Violations	0	7	0	1	8
Monitoring Properties	0	0	0	0	0
Final Lien Inspection Properties	0	12	0	0	12
Abated Properties	0	2	0	1	3

Properties Receiving Preliminary Notice Letters

For the Period of December 7, 2012 – March 13, 2013

Properties Receiving Preliminary Notice Letters – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.

Property Address		Neighborhood	Date Sent
31	Wolcott Street**	Frog Hollow	3/2/2012
118	Babcock Street***	Frog Hollow	3/2/2012
785	Broad Street**	Frog Hollow	5/15/2012
110	Park Terrace*	Frog Hollow	6/19/2012
926	Park Street***	Frog Hollow	9/14/2012
31	Park Street**	South Green	9/14/2012
119	Babcock Street	Frog Hollow	10/24/12
1146	Broad Street**	Frog Hollow	10/24/12
1-11	Putnam Street	Frog Hollow	1/24/13
246	Lawrence Street	Frog Hollow	1/24/13
250	Lawrence Street	Frog Hollow	1/24/13
951	Broad Street	Frog Hollow	1/24/13
166	Ward Street	Frog Hollow	1/24/13
128-130	Putnam Street	Frog Hollow	3/6/13
138	Jefferson Street	Frog Hollow	3/6/13
1128	Broad Street	Frog Hollow	3/6/13

*Violations are almost abated

** Monitoring and work progress is being made

For the Period of December 7, 2012 – March 13, 2013

Properties Receiving Notice of Violations – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

8

Properties Receiving Notice of Citation Letters

For the Period of December 7, 2012 – March 13, 2013

Properties Receiving Notice of Citations – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

[illegible]

Final Lien Inspection Properties

For the Period of December 7, 2012 – March 13, 2013

Final Lien Inspection Properties – properties are in the process of being closed out of an open case in order to move towards legal action.

[illegible]

Abated Properties

For the Period of December 7, 2012 – March 13, 2013

Abated- All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

Property Address		Neighborhood	Date Sent
1080	Broad Street	Frog Hollow	
122	Washington Street	South Green	
936	Park Street	Frog Hollow	

1080 Broad St.



Before



After

122 Washington St.



Before



After

Abated Properties Continued

For the Period of December 7, 2012 – March 13, 2013

936 Park St.



Before



After

Targeted Blighted Properties

“Implementing One City, One Plan” the Livable & Sustainable Neighborhoods Initiative (LSNI) has strived to enhance and protect the character of existing residential areas through code enforcement and encouraging homeowner(s) to rehabilitate their properties. Selected properties were identified by the community on Monday, June 27, 2011 as targeted blighted properties in the Central District. The following is an update specifically for each blighted property:

387 Capitol Ave.



387 Capitol Avenue is in the Anti-Blight Ordinance Process and is currently in the status of (CIT), receiving a Notice of Citation. No contact with the owner has been made and a lien inspection has been conducted, although some attempts have been made to clear up the blight violations.

147 Lawrence St.



147 Lawrence Street had a low budget renovation done in January of 2011, which turned the property from a criminal active site to a functional residential dwelling. However the property does have potential blight issues and may come into the Anti-Blight Ordinance Process in the future.

Targeted Blighted Properties

142 Park Terrace



142 Park Terrace is a vacant lot that does not have any blight violations. City of Hartford demolished the structure on 7/30/10. Currently, the lot is being used as an access road for a renovation being conducted at 926 Park Street (a property in the Anti-Blight Ordinance Process that LSNI is working with the owner). DPW has served the property with notices regarding the condition of the property's sidewalks.

3 Putnam Heights



3 Putnam Heights went through the Anti-Blight Ordinance Process and was abated last period during the June-September 2012 quarter. Although the property owner has abated the ABO violations, the property lacks general maintenance such as lawn mowing. The property has not fallen back into a state of disrepair and does have work in progress. The owner has active building, plumbing, and electrical permits.

Targeted Blighted Properties

147/151 Ward Street



147 Ward Street is a property lot in the Ward Street Cemetery with grave stones. However, 151 Ward Street is a property which holds a structure in the center of the cemetery that does have potential blight violations. The owners of the cemetery expressed they would like to demolish the structure due to drug activity and lack of functionality. The Historical Society will not allow demolishing and would like to move the structure.

41 Wolcott Street



41 Wolcott Street is being renovated by SINA. The project a third of the way completed and has is expected to complete the restoration within the next six months, along with another property at 45-47 Wolcott Street.